



2 Fairfield Road
Halesowen, B63 4PT

Offers In The Region Of £425,000

The Property

Situated in a fantastic position close to Halesowen Town Centre in this highly sought after area in Halesowen is this beautifully presented extended three bedroom semi-detached property.

This wonderful family home has gas central heating, double glazing and briefly comprises: entrance hall with store cupboard, spacious lounge, beautifully appointed L Shaped kitchen dining room with skylight and patio doors leading out to the garden, separate utility room, downstairs WC, three bedrooms, family bathroom and garage.

To the front of the house is a block paved driveway providing off road parking and to the rear is a stunning landscaped garden with patio seating area.

EPC: D Council Tax Band: C

Location

The property is situated in the highly sought after Fairfield Road very close to Halesowen Town Centre. Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network. Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education. The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

Frontage

A block paved driveway to the front provides off road parking. Garden with hedge to the front.

Entrance Hall

Stairs rise to the first floor and there is a very useful understairs storage cupboard.

Lounge

3.63m x 6.85m (11'10" x 22'5")

Measured into Bay

Bay window to the front and double doors lead into the dining room. Electric fire.

Kitchen Dining Room

5.92m x 6.22m (19'5" x 20'4")

Measured at Widest Points (Narrows to 2.73 - Kitchen Area 2.73m x 2.73m)

A simply stunning extended kitchen dining room. The kitchen features a lovely range of eye and low level units incorporating: 'rangemaster' 6 ring cooker with extractor over, 1 1/2 bowl sink and drainer, wooden work tops and feature tiled flooring. Integrated fridge and integrated dishwasher. Sliding patio doors to the rear garden and two large windows span the rear of the room along with a wonderful large roof skylight which flood the room with natural light, complimented by the feature spotlights. A wonderful space to spend time in.

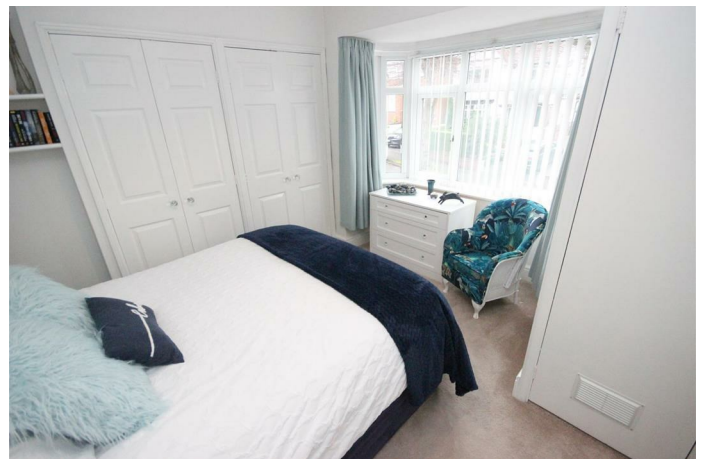
Utility Room

3.01m x 3.85m (9'10" x 12'7")

A useful separate utility with a range of eye and low level units. Stainless steel sink and drainer. Space and plumbing for a washing machine. Window and door to rear. Combi boiler is also housed within wall cupboard on side wall.

Downstairs WC

With low level WC and wash hand basin. Window to the side.



Landing

Doors to all first floor rooms.

Bedroom One

3.27m x 3.64m (10'8" x 11'11")

Built in wardrobes. Window to the front. Loft access which is boarded and has a ladder to access.

Bedroom Two

3.31m x 2.87m (10'10" x 9'4")

Built in wardrobes and window to the rear. Far reaching views to the rear.

Bedroom Three

2.06m x 2.76m (6'9" x 9'0")

Built in wardrobes. Window to the rear. Far reaching views to the rear.

Bathroom

1.78m x 2.71m (5'10" x 8'10")

A four piece suite comprising: panelled bath, separate shower cubicle, low level WC and vanity unit wash hand basin.

Garage

3.36m x 5.27m (11'0" x 17'3")

Electric powered up and over door to the front. Rear internal door leads to the utility room

Rear Garden

A beautifully landscaped rear garden laid to lawn with large patio seating area. Pond, shed and summer house. Mature planted borders, shrubs and trees.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price.

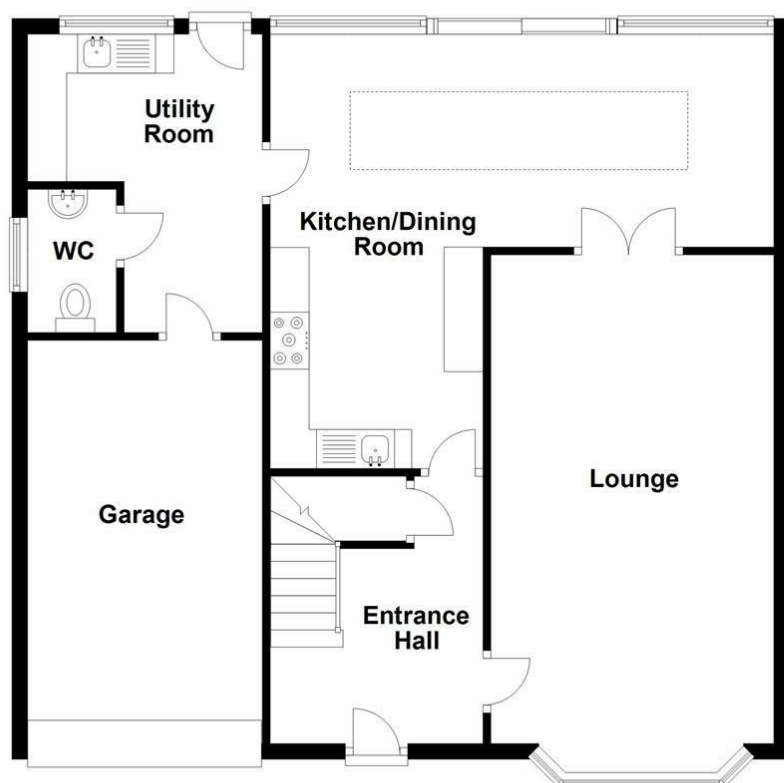
However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained.

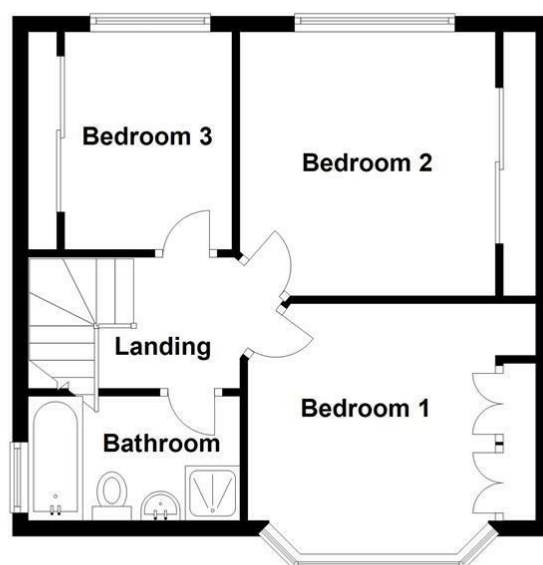
Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



First Floor



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